

Commission on Chicago Landmarks

CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT FOR 2013

The Commission on Chicago Landmarks (the “Commission”), whose members are appointed by the Mayor and the City Council, was established in 1968 by city ordinance. The Commission is responsible for recommending to the City Council which areas, districts, places, buildings, structures, works of art, and other similar objects within the City of Chicago (the “City”) should be designated as Chicago Landmarks, which protects them by law.

This annual report has been prepared in fulfillment of the City’s annual reporting requirement under the National Park Service’s Certified Local Government Program established under the National Historic Preservation Act. The City of Chicago has been a “Certified Local Government” since 1985.

The Commission is staffed by the Historic Preservation Division in the Department of Planning and Development (the “Department”); there are eight full-time employees. Eleanor Gorski, Director of Historic Preservation, is the primary contact for the division. In 2013, City Council voted to change the name of the Department from Housing and Economic Development to Planning and Development (DPD) to more accurately describe the functions of the organization.

Though the division participates in Department-wide planning and economic development initiatives, the majority of the work performed by staff is focused on the duties outlined in the *Landmarks Ordinance and the Rules and Regulations of the Commission on Chicago Landmarks*. This work includes, but is not limited to, landmark designations, permit review, economic incentives for landmark properties, and the demolition delay process.

1. CHICAGO LANDMARK DESIGNATION

The landmark designation process is initiated with a preliminary vote by the Commission. This vote not only initiates the formal designation process, but places the review of building permits for the proposed landmark under the jurisdiction of the Commission unless there is a final denial action by the Commission or the City Council.

In 2013, fourteen proposed designations were considered by the Commission, with eleven landmark designations approved by the City Council. As of December 31, 2013 two properties were under consideration by the Commission. The preliminary recommendation for landmark designation of one property was rejected by the Commission.

ELEVEN LANDMARKS DESIGNATED BY CITY COUNCIL

UKRAINIAN VILLAGE DISTRICT EXTENSION

(Former) St. John Evangelical Lutheran Church and School Buildings

913-25 N. Hoyne Ave. (Designated March 13, 2013) – Ward 2

Built in 1906 by a congregation of German immigrants, the buildings possess a strong historical and architectural connection to the early development of Ukrainian Village.



Mutual Insurance Building

4950 N. Sheridan Rd. (Designated March 13, 2013) – Ward 46

One of the largest office buildings in Chicago constructed outside of the Loop in the early 20th century, exemplifying the development of the Uptown commercial area as Chicago's "second downtown" in the 1920s and early 1930s.



Portage Park Theater

4042-60 N. Milwaukee Ave. (Designated May 8, 2013) – Ward 45

A significant "transitional" movie theater in Chicago dating from 1919-20, exemplifying an important stage of movie theater design immediately after World War I.



Oppenheimer-Goldblatt Brothers Department Store

4700 S. Ashland Ave. (Designated May 8, 2013) – Ward 20

One of the best-surviving early examples of a neighborhood department store, a significant building type in Chicago that reflects the important role of the neighborhood department store in addressing the needs of local working-class residents for practical and affordable merchandise.



SHERIDAN ROAD MANSIONS (Designated June 5, 2013) – Wards 48 and 49

Fine examples of the American Four Square, Classical Revival and Prairie architectural styles that exemplify the early 20th-century development of North Sheridan Road as a street of high-quality houses in the Edgewater and Rogers Park community areas:

Joseph Downey House and Coach House

6205 N. Sheridan Rd.



Samuel H. Gunder House and Coach House
6219 N. Sheridan Rd.



Adolf Schmidt House
6331-33 N. Sheridan Rd.



Albert G. Wheeler House
970 W. Sheridan Rd.



Steger Building

28 E. Jackson Blvd. (Designated June 5, 2013) – Ward 42

Built as the headquarters and main showroom of the Steger & Sons Piano Manufacturing Company, one of the country's most successful piano manufacturers in the early 20th century.



42nd Precinct/Town Hall Police Station

3600 N. Halsted Ave. (Designated September 11, 2013) – Ward 44

One of Chicago's oldest surviving police station buildings, exemplifying the importance of the history of the City's police department.



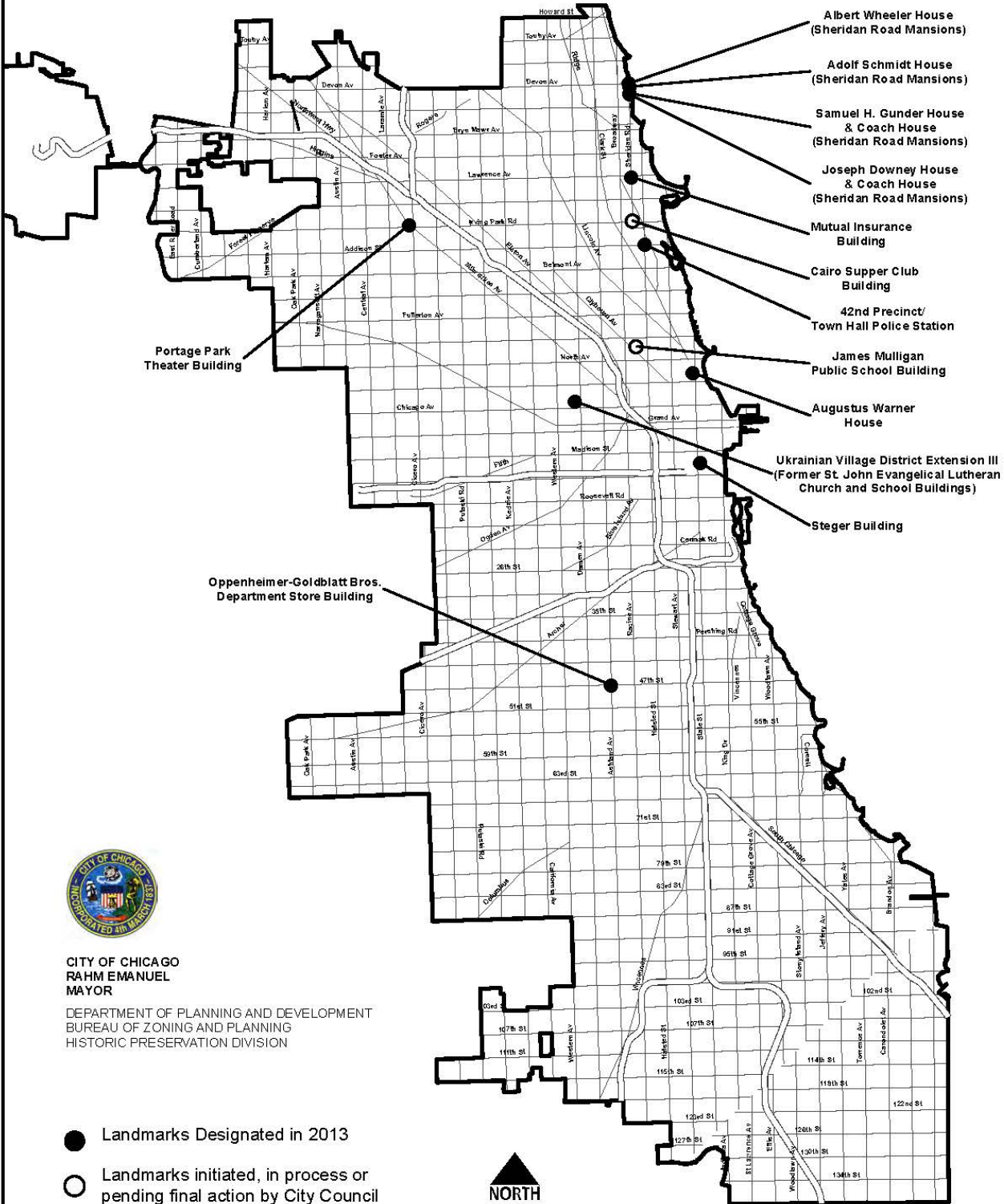
Augustus Warner House

1337 N. Dearborn St. (Designated December 11, 2013) – Ward 2

An excellent example of Victorian eclecticism with intricate exterior design, combining elements of the English Queen Anne and Victorian Gothic architectural styles. The building was threatened with demolition in summer 2012.



Chicago Landmark Designations in 2013



CITY OF CHICAGO
 RAHM EMANUEL
 MAYOR

DEPARTMENT OF PLANNING AND DEVELOPMENT
 BUREAU OF ZONING AND PLANNING
 HISTORIC PRESERVATION DIVISION

- Landmarks Designated in 2013
- Landmarks initiated, in process or pending final action by City Council



As of December 31, 2013, two proposed designations remain in process (date report was submitted to the Commission is in parentheses):

- **(Former) James Mulligan Public School**
1855-1863 N. Sheffield Ave. (October 3, 2013) – Ward 43
A 4-story school building, constructed from 1889 to 1890 that exemplifies the importance of Chicago's public schools to the City's social and cultural history.
- **Cairo Supper Club Building**
4015-4017 N. Sheridan Rd. (December 5, 2013) – Ward 46
A one-story Egyptian Revival-style building; an extremely rare architectural style in the context of Chicago architecture.

In February 2013, the Commission rejected the preliminary recommendation for designation of the (Former) Prentice Women's Hospital located at 333W. Superior St.

The Commission's Program Committee held one meeting in 2013 to receive suggestions from the public for possible future Chicago Landmark designations. Suggestions received were forwarded to the Department of Planning and Development (DPD) for further review and consideration.

2. PERMIT REVIEW FOR CHICAGO LANDMARKS

Upon a preliminary landmark recommendation initiating the consideration process, and continuing until a final action by the Commission or the City Council, the Commission reviews permit applications for work on proposed and designated landmark properties. Approval by the Commission must be secured as part of the processing and issuance of permits by other City departments. The Commission urges applicants to discuss proposed changes prior to seeking permits, and often reviews proposals on a preliminary "pre-permit" basis.

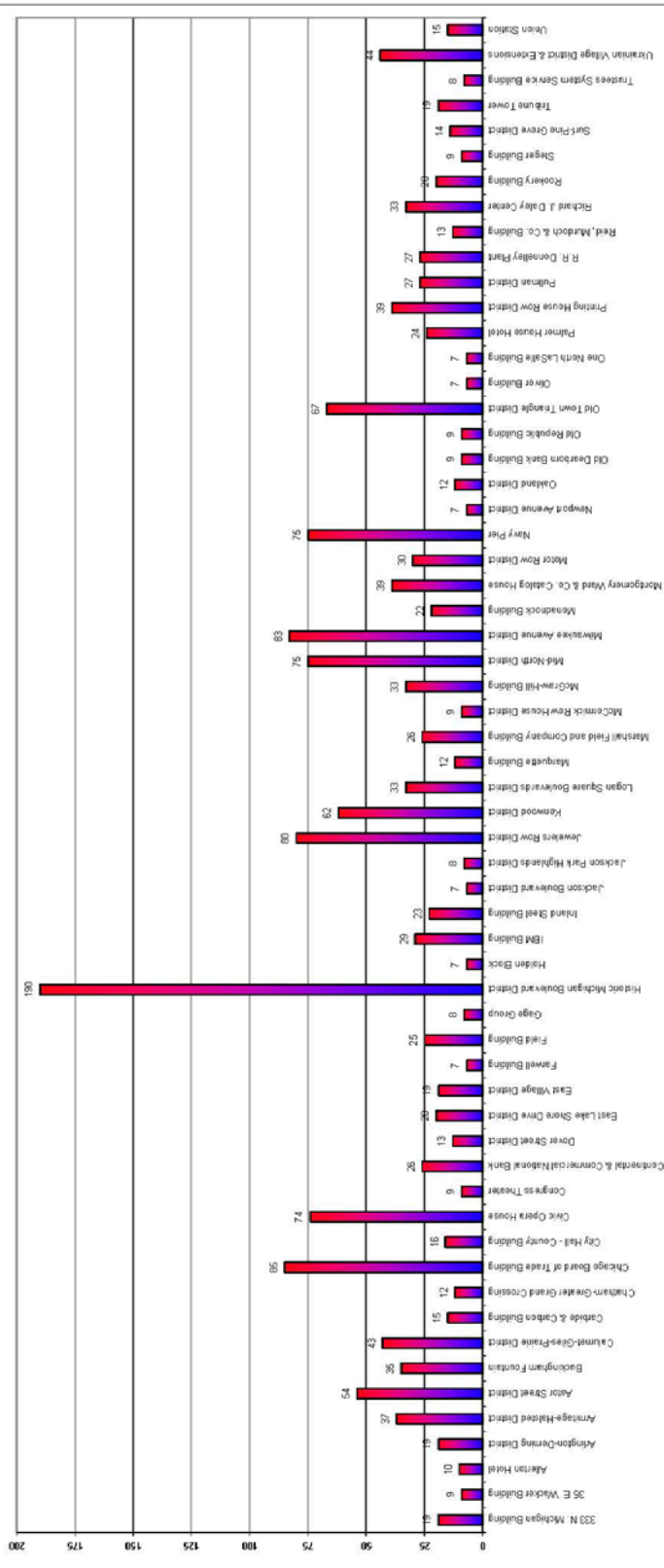
The Permit Review Committee (PRC), comprised of five Commission members, typically reviews pre-permit applications, for major projects such as new infill construction, significant alterations, construction of visible additions, demolitions, as well as decides design policy issues. The Permit Review Committee meets once a month. Historic Preservation Division staff reviews all other applications on behalf of the Commission.

In 2013, the Commission reviewed 2217 permit applications and performed 2550 reviews in total:

- The number of permits reviewed in 2013 was 180 more than in 2012.
- 88% of reviews were performed the same day, 95% in one business day, and 100% within fourteen days.
- One permit application was denied.
- The Permit Review Committee reviewed 63 projects in 2013; 42 projects were reviewed in 2012 and 2011.

In 2013 the full Commission reviewed the pre-permit plans for the renovation of Wrigley Field at two regular meetings and one specially-scheduled meeting. The approved pre-permit plans will guide this multi-phase renovation over several years.

Total Number of Approvals by District/Landmark
 (for seven or more permits approved in 2013 calendar year)



Note: Permits for the Historic Michigan Boulevard District includes work in the following categories: 5 environmental, 13 exterior only, 43 interior only, 5 exterior and interior (combined scope of work), 80 mechanical, 1 new construction, 19 scaffold, 7 sign, and 17 miscellaneous.

Public Hearings

Section 2-120-800 of the Municipal Code states that the Commission shall hold a public hearing on a permit application that has been preliminarily disapproved because the proposed work will adversely affect or destroy any significant historical or architectural feature or is inappropriate or inconsistent with the designation of a structure or a district. The applicant may then request an informal conference with the Commission to determine if the issues can be resolved within the standards of rehabilitation established by the Secretary of the Interior. Should the informal conference result in an inability to secure a compromise for the proposed work, the Commission shall hold a public hearing to render a final decision on the issue.

Logan Square Boulevards District – 2616-18 N. Milwaukee Ave.

In 2013, the Commission on Chicago Landmarks held one hearing for two permit applications for the property located at 2616-18 N. Milwaukee in the Logan Square Boulevards Landmark District. The applications were for the proposed installation of two 20' x 60' off-premise billboard signs to be mounted on the south elevation of the building. The Permit Review Committee issued a preliminary disapproval of the permit applications on May 13, 2013. Subsequently, the Commission held 4 informal conferences with the applicant with no conclusion. On December 12, 2013, the Commission held a public hearing on the sign applications. On January 9, 2014, at its regularly scheduled monthly meeting, the Commission voted a final denial of the sign applications.

Longwood Drive District – 10353 S. Seeley Ave.

Two public hearings were held to consider a permit application for the demolition of an existing single-family residence at 10353 S. Seeley in the Longwood Drive District. At the first hearing, the Commission disapproved the proposed demolition. Subsequently, the applicant requested a hearing for an exception based on economic hardship. The hearing was held over several days: July 8, July 19, August 12, August 30, and September 2, 2013. On October 3, 2013, the Commission voted to accept the hearing officer's recommendation to deny the applicant's request for an economic hardship exception.

3. MONITORING AND STEWARDSHIP

At the close of 2013, the Historic Preservation Division staff continued to monitor approximately 50 active court cases. The City's Department of Law initiates cases against owners of historic properties for violations of the City's building and other codes. The administrative hearing process is also used to enforce building code violations. Historic Preservation staff works with the Department of Buildings, Department of Law, and owners to address violations and propose possible alternatives to demolition.

An area of continued effort is the north part of the Pullman District. Approximately 48 properties were found to be vacant, open and/or in need of maintenance by a survey of Historic Preservation staff. Staff continues to work with DPD's Housing Preservation Division, the City's Law Department and Chicago Neighborhood Initiatives (CNI) to attempt stabilization and rehabilitation of these troubled properties.

4. ECONOMIC INCENTIVES FOR LANDMARKS

The City of Chicago promotes the use of local, state and federal preservation incentives, as well as other available city development incentives (e.g. Tax Increment Financing [TIF], facade rebate program, etc.), to assist in the preservation of the City's landmark buildings and other historic properties.

Class 'L' Property Tax Incentive

A special property tax assessment classification for landmark rehabilitation was developed by the City of Chicago and the Cook County Assessors' Office and approved by the Cook County Board in 1998. The Class L incentive reduces the tax assessment level for locally-designated landmark commercial and industrial buildings over a twelve-year period, provided their owners invest at least half of the building's value in an approved rehabilitation program. The Class L incentive was expanded in 2002 to include buildings used for multi-family rental (7 units or more) and certain not-for-profit-owned, income-producing properties. Individually designated buildings and contributing buildings in landmark districts are both eligible for the Class L incentive.

Granting a Class L incentive for a building begins with the Commission on Chicago Landmarks reviewing the proposed scope of work and budget to determine that the proposal meets the minimum investment threshold and historic guidelines and standards. The Commission then recommends City Council approve an ordinance for the proposed project. Once the ordinance is passed, project work can begin. The final step of the Class L incentive process is certification; the Commission reviews the project to determine if the proposed scope of work has been substantially completed according to the approved Class L budget.

In 2013 the Commission recommended four building projects to receive the Class L incentive and three were subsequently approved through ordinance by City Council. One project, 333 N. Michigan, was pending approval by Council in January 2014.

2013 Class 'L' Ordinances

Historic Michigan Boulevards District – 12 S. Michigan Ave. /71 E. Madison St.

The proposal included exterior and interior rehabilitation work to convert the vacant club building into a new hotel with 240 guest rooms, meeting rooms, and a restaurant and bar. Exterior work includes exterior masonry repairs and cleaning; window repair and replacement; new entrance canopies; architectural façade lighting; a new one-story rooftop addition; a green roof and other alterations. Interior work includes restoration of historically significant interior spaces including the main lobby, the pool foyer and pool area, the main open stair from 1st-3rd floors, the 2nd-floor Cathedral Lounge, and the 8th-floor Dining Room (to be protected with a restrictive covenant prior to certification of the Class L project). The total rehabilitation cost is estimated at \$85.3MM (excluding \$13.3MM in acquisition cost). The 20% Federal Tax Credit is also being used as part of the financing for this project.

Milwaukee Avenue District – 1275 -95 N. Milwaukee Ave.

Rehabilitation of the 4-story building, currently 80% vacant, with ground-floor retail and 3 upper-floors for new commercial tenants for office and self-storage uses. The exterior scope of work includes repairs to the brick and terra cotta units on the front facade and storefront replacement. The applicant is investing \$17.8MM (including acquisition cost) into the rehabilitation.

Wrigley Field – 1060 W. Addison St.

The project entailed rehabilitation and modernization of ballpark to restore significant exterior features and upgrade the facilities. The exterior work includes removal of non-historic façade cladding; repair and recreation of historic elements; construction of a new west gate for fan exiting; dismantlement, relocation and rebuilding of the Sheffield and Waveland exterior brick walls and the expansion of the bleacher deck areas; construction of roof-top verandas around the park overlooking Addison and Clark streets with new concessions and additional work and storage area. The applicant is investing \$231.9MM into the rehabilitation project.

2013 Class ‘L’ Property Certifications

In 2013 the Commission reviewed and issued final certifications for the rehabilitation of five properties:

CLASS “L” INCENTIVE – COMPLETED PROJECTS

Wrigley Building - 400 N. Michigan Ave.

The owner rehabilitated the building for continued use as a commercial office building with retail. Exterior work included terra cotta repairs and restoration, window replacement, storefront restoration and replacement, roofing repairs and recoating, and architectural lighting. Interior work included renovation of main lobbies; demolition of obsolete interior construction; renovation of the 3rd and 16th floor connecting bridges; installing sprinklers in common building lobbies and entrances accessible by the public; HVAC, plumbing and electrical work. Additional work (which is not part of the Class L project) included structural repairs to the bridge between 400 N. Michigan and 410 N. Michigan (referred to as the plaza over lower Water Street), as well as new stone plaza paving and improved drainage and lighting.



Schoenhofen Brewery Administration Building - 530 W. 18th St.

Project work included the rehabilitation and conversion of the vacant former administration building for the Schoenhofen Brewery into commercial use. Exterior work included extensive masonry repairs and cleaning, new windows and storefronts, a new side addition, and a new green roof.



Jewelers Row District - 17 N. State St.

Project work included the rehabilitation of the 19-story building for continued use as a commercial office building with ground-floor retail. Exterior work included masonry cleaning, window repair and replacement, storefront repair and replacement, and roof repairs.



Vassar-Swiss Underwear Company Building - 2545 W. Diversey Ave.

Project work included the rehabilitation and conversion of the vacant industrial building into commercial use with offices on the upper-floors and retail uses on the ground-floor. Exterior work included masonry repairs and cleaning, new windows and storefronts, architectural façade lighting, restoration of the clock tower, a new 1-story rooftop addition, and a new green roof.



Historic Michigan Boulevard District - 30 N. Michigan Ave.

The building was rehabilitated for continued use as commercial office with retail. The project included terra cotta restoration, masonry cleaning, installation of exterior architectural lighting, and interior rehabilitation and fire-safety upgrades.



Other Projects

Other notable City-assisted (e.g., TIF, housing funds, facade rebate, etc.) rehabilitation and restoration projects involving historic buildings, completed or nearing completion in 2013 include: the ongoing rehabilitation of the Union Park Hotel at 1519 W. Warren Boulevard for affordable rental housing; the rehabilitation of the Tower Olds Building's front facade at 1241 N. Wells (this property is not a designated Chicago Landmark, but is identified in the Chicago Historic Resources Survey as potentially historically significant); the rehabilitation of the Auditorium Annex's front facade at 421 S. Wabash (this property is not a designated Chicago Landmark, but is identified in the Chicago Historic Resources Survey as potentially historically significant); the proposed rehabilitation of the Rosenwald Apartments at 4600 S. Michigan (this property is not a designated Chicago Landmark, but is identified in the Chicago Historic Resources Survey as potentially historically significant and is listed on the National Register of Historic Places).

Permit Fee Waiver

On February 26, 1997, the City Council passed legislation to enable owners of landmark properties to apply to receive a waiver of Chicago building permit fees. Nineteen permit fee waivers were approved for landmark properties in 2013 compared with 21 in 2012. See attached list for details of these waivers.

PERMIT FEE WAIVER APPLICATIONS APPROVED IN 2013

	Project Address	Landmark/District Name	Ward
1	3142 S. Giles	Calumet-Giles-Prairie	4th Ward
2	2121 W. Walton	Ukrainian Village District Extension	32nd Ward
3	2917 W. Logan Blvd	Logan Square	32nd Ward
4	2760 N. Milwaukee	Milwaukee-Diversey-Kimball	35th Ward
5	2774 N. Milwaukee	Milwaukee-Diversey-Kimball	35th Ward
6	28 E. Jackson	Steger Bldg	42nd Ward
7	311 W. Eugenie	Old Town Triangle	43rd Ward
8	310 W. Concord	Old Town Triangle	43rd Ward
9	1730 N. Hudson	Old Town Triangle	43rd Ward
10	632 W. Belden	Mid-North	43rd Ward
11	1845 N. Orleans	Old Town Triangle	43rd Ward
12	1732 N. Hudson	Old Town Triangle	43rd Ward
13	636 W. Fullerton Pkwy	Mid-North	43rd Ward
14	3600 N. Halsted	Police Station	44th Ward
15	832 W. Oakdale, #3K	Oakdale Avenue	44th Ward
16	919 W. Newport	Newport Avenue	44th Ward
17	4735 N. Dover	Dover Street	46th Ward
18	4707 N. Dover	Dover Street	46th Ward
19	5921 N. Magnolia	Gauler Twin Houses	48th Ward

5. HISTORIC PRESERVATION PLANNING

In 2013, the Historic Preservation Division staff initiated a comprehensive designation planning study. This project attempts to develop a more strategic plan for identifying which historic resources should be prioritized for designation. Work on this strategic plan is ongoing with an expected completion date of mid-2014 and will be eventually included in a comprehensive strategic plan for the division. In carrying out this study, staff is following the Secretary of the Interior's *Standards and Guidelines for Preservation Planning* as well as the National Park Service's (NPS) "History in the National Park Service: Themes and Concepts" published in 1994.

Pursuant to Section 106 of the National Historic Preservation Act, the Historic Preservation Division has served as a consulting party for the proposed redevelopment of three Chicago Housing Authority (CHA) complexes: the Julia C. Lathrop Homes, Altgeld Gardens and the Frances Cabrini Row Homes. Lathrop is listed on the National Register of Historic Places, and the NPS has determined Altgeld Gardens and the Cabrini Row Homes to be eligible for listing on the Register. Work on Lathrop should conclude in 2014 and we anticipate more involvement with Altgeld and Cabrini in the coming year. The Division's overall objective with these projects is to ensure that the resources remain listed or eligible for listing on the National Register so that their redevelopment can leverage the Federal Rehabilitation Tax Credits for Historic Buildings.

Staff continued to remain involved in the Green Healthy Neighborhoods (GHN) planning initiative, focusing on the Englewood and Washington Park areas of Chicago that includes an historic preservation component. GHN is an ongoing planning study that began in 2011 and will continue through 2014 with an expanded focus to include the neighborhoods of Pilsen and Little Village. This effort is being led by the City's Sustainable Development division and Chicago Metropolitan Area Planning (CMAP). The purpose of the study is to review the existing urban fabric in these areas, including historic resources, to then recommend infrastructure and planning changes for healthier and more stable communities.

The City's comprehensive revitalization efforts on the south side were given a boon this year with progress made toward designating Pullman as a National Historical Park. Division staff assisted the National Parks Service in preparation of a *Reconnaissance Survey* for a Pullman National Historical Park that was released in July 2013. The National Parks Conservation Association with the City of Chicago and Chicago Neighborhood Initiatives released an *Economic Impact Study* in November 2013 analyzing the projected economic impact of naming Pullman a national park. Federal legislation is being introduced by the Illinois Delegation in 2014 to create the park.

Staff also participated as part of a steering committee to produce a feasibility report for a proposed Black Metropolis National Heritage Area; this designation would potentially bring much needed tourism and economic revitalization to an area of the south side which has a rich cultural history.

6. DEMOLITION-DELAY ORDINANCE

Conducted from 1983-95, and published in 1996, the *Chicago Historic Resources Survey* (CHRS) identified more than 17,000 properties throughout the city that were considered to have some potential architectural and historical importance. This information is available at City libraries and research institutions, as well as on the Chicago Landmarks website. The two-highest survey ratings ("red" and "orange") are also mapped as a GIS layer on the city's online Zoning Map.

In 2003, the City Council passed an amendment to the Chicago Building Code to establish a delay of up to 90 days for the issuance of any demolition permits for certain historically significant buildings identified in the CHRS (those rated as “red” or “orange”). The delay allows HED to explore options, as appropriate, to preserve the structures, including possible landmark designation as an option.

In 2013, some 862 applications were reviewed, with a total of 26 permit applications involving partial or full demolition triggering review by HED under the provisions of the Demolition-Delay Ordinance (29 applications were reviewed in 2012). The majority of the demolition applications were for neighborhood residential buildings including worker’s cottages, single family residences, flat and apartment buildings.

Seven of the reviewed applications (5249 N. Kenmore Ave., 3231 W. Fulton Ave., 8112 S. Clyde Ave. 3401 W. 53rd Place, 2414-44 W. 21st St. 7100 S. Cottage Grove Ave. 2952 W. Madison St.), were in response to court-ordered demolitions as the result of fires or other dangerous and hazardous conditions. The demolition delay ordinance does not apply in these cases.

At time of writing there are two demolition applications which are in the 90-day hold demolition delay: a brick worker’s cottage at 1952 N. Dayton Ave. and a frame worker’s cottage at 1613 S. Ruble St. These applications are under review, with the 90-day period continuing into 2014.

While we can report on demolition applications which triggered the Demolition-Delay Ordinance in 2013, it is impossible to measure how often the Ordinance deterred property owners, or potential purchasers of property, from even considering demolition as an option for real estate development.

7. NATIONAL REGISTER NOMINATIONS

During 2013, the Commission reviewed eight Chicago nominations to the National Register of Historic Places:

- **Joseph J. Walser House, 42 N. Central Ave. – 29th Ward**
- **320 West Oakdale Avenue Apartment Building, 320 W. Oakdale Ave. – 44th Ward**
- **West Argyle Street Historic District (Boundary Increase) – 47th & 48th Wards**
- **Curtiss-Wright Aeronautical University Building, 1338-42 S. Michigan Ave. – 3rd Ward**
- **Kosciuszko Park Fieldhouse, 2732 N. Avers Ave. – 31st Ward**
- **Bush Temple of Music, 100 W. Chicago Ave. / 800 N. Clark St. – 2nd Ward**
- **Stony Island Trust & Savings Bank Building, 6760 S. Stony Island Ave. – 5th Ward**
- **Pugh Terminal Warehouse, 401-465 E. Illinois St. – 42nd Ward**

These projects were reviewed at the February, June and September meetings of the Commission’s Program Committee. The full Commission subsequently voted to recommend National Register listing for all of the nominations.

As of December 31, 2013, five of the eight recommended nominations were listed by the Keeper of the National Register. The remaining nominations are awaiting final action by the Keeper.

In addition, the Commission also commented on the continued National Register eligibility for the Harriet F. Rees House, 2110 S. Prairie Ave. (3rd Ward) in connection to its proposed relocation. The relocation and continued listing of this property was approved by NPS on December 27, 2013.

8. PRESERVATION ENVIRONMENTAL CLEARANCES FOR SECTION-106 REVIEW

The Historic Preservation Division reviewed 1047 projects pursuant to the Section-106 review process and the City's status as a Certified Local Government, compared to 780 projects in 2011. The division also coordinated with the City's Department of Environment, other City departments, the Chicago Transit Authority (CTA), and the Illinois Historic Preservation Agency on City projects triggering Federal Section-106 and State Section-107 reviews, including the CTA's Red Line Extension, Wilson Avenue Station, and Ashland Avenue BRT projects.

In fulfillment of the Section-106 review process, the City and the Illinois Historic Preservation Agency continued agreements for two City programs funded through the Community Development Block Grant (CDBG) program of the Department of Housing and Urban Development (HUD); and the Neighborhood Stabilization Program (NSP) funded through the Housing and Economic Development Recovery Act of 2008 (aka, stimulus funds). Both agreements established conditions and stipulations to streamline the Section-106 review of undertakings in these two programs. In the course of 2013, review times averaged 5-10 days for 95% of submittals.

9. PUBLIC OUTREACH AND OTHER ACTIVITIES

During the year the Historic Preservation Division staff assisted approximately 11,700 information requests, including questions on Chicago history and architecture, individual house history, permit review, the historic resources survey, economic incentives, technical assistance, and local and National Register designations. The public also uses the Commission's website, library and photo collection. Historic Preservation Division staff answers inquiries by phone, e-mail, and in person.

Historic Preservation Division staff attended several meetings, conferences, and training sessions in 2013, including participating as speakers, panelists, moderators, and committee members. These activities included:

- Illinois Historic Preservation Agency, Statewide Preservation Conference, Evanston, Illinois
- American Planning Association, 2013 National Conference
- Articles written for *The Historian*, Rogers Park/West Ridge Historical Society and *The Villager*, Beverly Area Planning Association.
- Career Day at Whitney Young Public High School
- Divvy Bike tour of Logan Square Boulevards District with Mayor Emanuel to promote new bike sharing program and city preservation efforts
- Attending community and public outreach meetings such as the neighborhood discussion on the proposed restoration and conversion of the MacArthur House and Blossom House (both designed by Frank Lloyd Wright) into two bed and breakfast establishments.
- Presenting "Living in a Landmark" to the public. This seminar included an overview on City's role in historic preservation, City department functions, local designation process, an explanation of the Chicago Historic Resources Survey, National Register of Historic Places, etc. Staff also reviewed local historic preservation guidelines/process and incentives.
- Partnering with local and national preservation organizations to promote Chicago as the host city for the National Association of Preservation Commissions Forum 2016 which supports the Mayor's plan for increased tourism.

10. COMMISSION MEMBERS AND MEETINGS

Members of the Commission on Chicago Landmarks for 2013 were:

Rafael M. Leon, Chairman
(Reappointed 7.28.11, to serve through 3.11.15)

James Houlihan, Vice Chairman
(Appointed 7.28.11, to serve through 3.11.15)

Andrew Mooney, Secretary, Ex-Officio Member as Commissioner of DPD
(Appointed 1.1.11)

Dr. Anita Blanchard, Program Committee Chair
(Appointed 7.28.11, to serve through 3.11.15)

Victor Ignacio Dziekiewicz
(Appointed 1.17.13, to serve through 3.11.15)

Tony Hu
(Appointed 7.28.11, to serve through 3.11.15)

Mary Ann Smith
(Appointed 7.28.11, to serve through 3.11.15)

Ernest Wong, Permit Review Committee Chair
(Reappointed 7.28.11, to serve through 3.11.15)

John Baird
(Reappointed 7.29.09 served through January 2013)
Served as Secretary until his resignation in January 2013; was appointed Commissioner Emeritus and served in that capacity until he passed away on December 27, 2013.

The Commission customarily meets the first Thursday of every month. The list of meeting attendance follows:

January 10:	Leon, Houlihan, Mooney, Blanchard, Hu, Smith, Wong
February 7:	Leon, Houlihan, Mooney, Blanchard, Dziekiewicz, Hu, Smith, Wong
March 7:	Leon, Houlihan, Mooney, Dziekiewicz, Hu, Smith, Wong
April 4:	Leon, Houlihan, Mooney, Blanchard, Dziekiewicz, Hu, Smith, Wong
May 2:	Leon, Houlihan, Mooney, Dziekiewicz, Wong
June 6:	Leon, Houlihan, Mooney, Dziekiewicz, Hu, Smith, Wong
June 27 (Special Mtg.):	Leon, Houlihan, Mooney, Hu, Smith, Wong
July 11:	Leon, Houlihan, Mooney, Blanchard, Smith
August 1:	Leon, Houlihan, Mooney, Blanchard, Dziekiewicz, Hu, Wong
September 5:	Houlihan, Mooney, Blanchard, Dziekiewicz, Hu, Smith, Wong
October 3:	Leon, Houlihan, Mooney, Blanchard, Dziekiewicz, Wong
November 7:	Leon, Houlihan, Mooney, Blanchard, Dziekiewicz, Wong
December 5:	Leon, Houlihan, Mooney, Blanchard, Dziekiewicz, Hu, Smith, Wong

In 2013, the Commission operated with the following committees:

Program Committee (Chair: Blanchard): The Commission's Program Committee reviews public suggestions generally two times a year and forwards them to DPD for further review and consideration; and also reviews nominations to the National Register of Historic Places as part of the City's Certified Local Government responsibilities. The committee meets as needed.

Permit Review Committee (Chair: Wong): Reviews permit applications for proposed work on designated and proposed landmark buildings to assure compliance with preservation standards. This committee meets monthly.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Rafael M. Leon', with a stylized flourish at the end.

Rafael M. Leon
Chairman
Commission on Chicago Landmarks

CHICAGO LANDMARKS



2013 PRESERVATION EXCELLENCE AWARDS

Chicago Landmark Awards for Preservation Excellence 2013

In its fourteenth year, the Chicago Landmark Awards for Preservation Excellence are given by the Commission on Chicago Landmarks for designated Chicago Landmarks, properties within Chicago Landmark Districts and other projects that promote Chicago's architectural history as a way to recognize and acknowledge the critical role property owners, businesses, and citizens play in the preservation of the city's historic and cultural heritage.

Selected by the Commission's Permit Review Committee, this year's projects represent a great cross-section drawn from throughout the city—from a rescued troubled building to residential façade restorations to the restoration of a downtown architectural icon. What the projects all have in common is an exceptional commitment to Chicago's historic architecture.



CITY OF CHICAGO
Rahm Emanuel, Mayor

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
Andrew J. Mooney, Commissioner

COMMISSION ON CHICAGO LANDMARKS
Rafael M. Leon, Chairman
Anita Blanchard, M.D.
Victor Ignacio Dziekiewicz
James M. Houlihan, Vice Chairman
Tony Hu
Andrew J. Mooney, Secretary
Mary Ann Smith
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The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor and the City Council, was established in 1968 by City ordinance. It is responsible for recommending to the City Council individual buildings, sites, objects or entire districts for designation as Chicago Landmarks, which protects them by law. The Commission is staffed by the Chicago Department of Housing and Economic Development, Historic Preservation Division, 33 N. LaSalle St., Room 1600, Chicago, IL 60602; phone 312-744-3200; fax 312-744-9140; web site, <http://www.cityofchicago.org/landmarks/>.

CHICAGO LANDMARKS



**2013 PRESERVATION
EXCELLENCE AWARDS**

Welcome 2013 Preservation Excellence Award Winners

**DuSable High School
4934 S. Wabash Ave.
Wednesday, May 1, 2013
1:00 p.m.**



CITY OF CHICAGO
Rahm Emanuel, Mayor

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
Andrew J. Mooney, Commissioner

COMMISSION ON CHICAGO LANDMARKS
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CHICAGO LANDMARKS



2013 PRESERVATION EXCELLENCE AWARDS

Holden Block 1027 W. Madison St. Rehabilitation

Recipient: 1027 Madison Partners LLC/Schafer Condon Carter

This 4-story masonry commercial building was designed in 1872 by architect Stephen V. Shipman for businessman and politician Charles C. P. Holden. The building was vacant for several years before it was purchased by 1027 Madison Partners LLC, formed by the partners and associates of Schafer Condon Carter, an advertising agency that now occupies the building's upper floors. As part of the rehabilitation project, the owner requested and consented to Chicago Landmark designation and applied for the Class L property tax incentive, which was certified in July 2012.

The rehabilitation included extensive interior and exterior work, including rebuilding the entire first floor. Portions of historic cast-concrete end piers and the stone ornamental crest at the center entryway were uncovered and restored. A new cornice, replacing the building's long-missing historic one, was reconstructed based on examples of similar cornices found on other Italianate-styled commercial buildings of this scale and era. The building's stone façade was cleaned and repaired and a new green roof and roof-top deck were installed. The Holden Block was designated as a Chicago Landmark on May 4, 2011.



BEFORE



AFTER



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2013 PRESERVATION EXCELLENCE AWARDS

2800 N. Milwaukee Ave. Milwaukee-Diversey-Kimball District Rehabilitation

Recipient: Brinshore Development, LLC/Hairpin Lofts, LLC

This 6-story Art-Deco style "flatiron" commercial building, located in the Milwaukee-Diversey-Kimball District, was built in 1930. The City of Chicago acquired the vacant property in October 2007 and issued a Request For Proposal for the building's rehabilitation. The selected proposal for the Hairpin Lofts and Logan Square Community Center included the conversion of the building into affordable rental residential units on the upper floors, a community arts center on the second floor, and retail on the ground floor. The ground-floor historic cast-iron entrance storefront on the Milwaukee Avenue façade was retained. Missing masonry, a "stepped" parapet, and ground-floor storefronts were replicated based on physical and photographic evidence. Historic Chicago-style wood windows on the second floor were repaired and deteriorated double-hung wood windows on remaining upper floors were replaced with new compatible windows.

TIF funds, the 20% Federal Historic Rehabilitation Tax Credit, New Market Tax Credits and other grants were used to finance this project. The project is also targeted to achieve LEED Silver certification. The Milwaukee-Diversey-Kimball District was designated as a Chicago Landmark District on February 9, 2005.



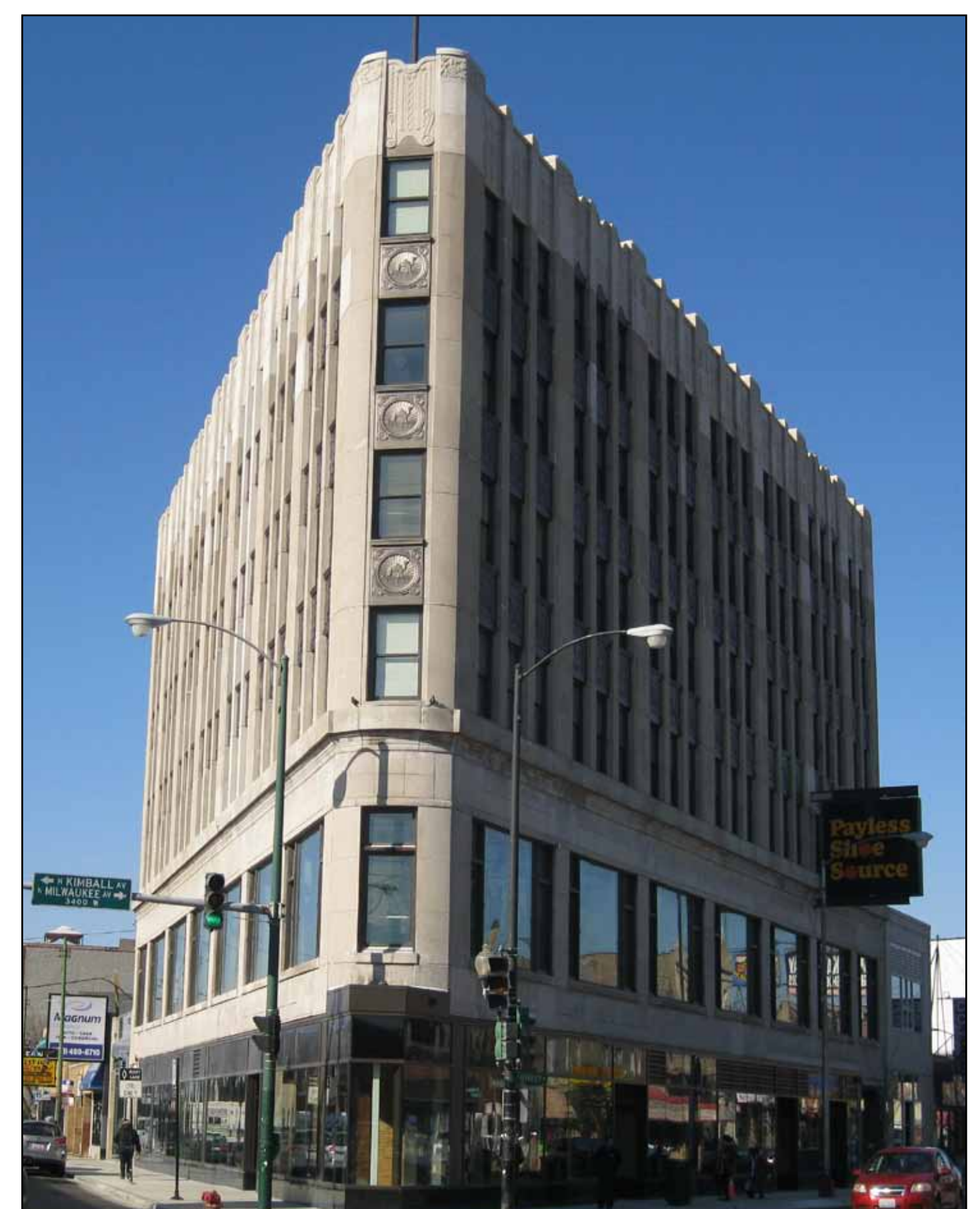
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2013 PRESERVATION EXCELLENCE AWARDS

104 S. Michigan Ave., Monroe Building Historic Michigan Boulevard District Restoration

Recipient: J & J Arnaco, LLC

The Monroe Building is a 16-story office building clad in granite, terra cotta and brick. Designed in 1911 by Holabird and Roche, the building is located in the Historic Michigan Boulevard District. Its scale and visually-distinctive gable roof were designed to harmonize with the neighboring University Club of Chicago.

The scope of work included the repair of the building's façade, terra-cotta cornice, and green tile roof. Decorative cast-iron and terra-cotta entrances on Michigan Avenue and Monroe Street were replicated from original photographs.

Although the building's interior is not part of the significant historical and architectural features of the district, the owner restored the lobby area to its original grandeur using historic documentation – original construction documents, early photographs and much extant historic material retrieved from the site – and the work included the restoration and recreation of original design elements, including Rookwood tile floors, walls and vaults, decorative iron elevator grilles, doors and hardware, and lighting fixtures. The Historic Michigan Boulevard District was designated as a Chicago Landmark on February 27, 2003.

Photo by: Mark Ballog Photography

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2013 PRESERVATION EXCELLENCE AWARDS

Wood-Block Alley Astor Street District Renovation/Restoration of Streetscape

Recipients: Gold Coast Neighbors Association and Chicago Department of Transportation

Located within the Astor Street District, this existing one-block wood alley was constructed in 1909 and extends between State Parkway and Astor Street. As one of only two remaining wood-block pavements in the City of Chicago, the Wood-Block is also individually listed on the National Register of Historic Places.

The alley's original wood blocks had severely deteriorated over time, and a majority of these existing pavers were not salvageable for reuse. The project involved extensive research into wood block street construction of the late 1800s and early 1900s. The solution was to cut new wood blocks that matched the dimensions of the historic pavers from black locust wood, naturally resistant to rot without chemical treatment. The scope of work included the excavation of the alley and installation of new and salvaged wood units. Reused wood blocks were concentrated in one portion of the alley to maximize their visual impact. The Astor Street District was designated as a Chicago Landmark on December 19, 1975.

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2013 PRESERVATION EXCELLENCE AWARDS

2051 W. Evergreen St. Wicker Park District Rehabilitation/Reactivation of a Vacant Building

Recipient: Michael Walczak and Christen Walczak

This Romanesque Revival-style two-flat, located in the Wicker Park District, was constructed in 1894. Since 2005, the City of Chicago Department of Buildings had issued several citations to the building's previous owner. Because that owner did not address the violations, the property ended up in housing court, threatened with demolition.

Fortunately, the building was sold to the current owner, who committed time and money to the rehabilitation of the building while addressing the code violations and court case. The scope of work included the repair and restoration of windows, including corner bay windows with visually-distinctive curved glass. Other details included restoration of the front entrance doors, the reconstruction of new stone front stairs with double-pipe railings, and masonry cleaning. The construction of a rear addition and garage were also part of the project. The Wicker Park District was designated as a Chicago Landmark on April 12, 1991.

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2013 PRESERVATION EXCELLENCE AWARDS

1601 N. Milwaukee Ave. Milwaukee Avenue District Innovative Reuse by a National Retailer

Recipient: Walgreens

The former Noel State Bank Building, located at the six-corner intersection of Milwaukee, Damen, and North avenues, was built in 1919 and is located in the Milwaukee Avenue District. The limestone-clad building was used as a bank until recently and has a large former banking hall with a coffered ceiling and skylight (only the exterior is part of the significant historical and architectural features of the district). Prior to the current rehabilitation, the building had been vacant for about 2 years.

The scope of work included the replacement of non-historic tinted glass with clear glass within windows to allow greater visibility of the newly-installed retail store and the historic ceiling. A historic bronze revolving door drum was refurbished, and all of the decorative cast-iron entries were scraped, cleaned, and repainted. A non-historic ATM machine, located on the Damen elevation, was removed and replaced with new stone. The partially-painted façade was recoated in a color to match the original stone. The interior layout of the new Walgreens store was designed to keep the windows unobstructed and to highlight the historic interior volume of space, decorative features, and plaster ornament. The Milwaukee Avenue District was designated as a Chicago Landmark on April 9, 2008.

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2013 PRESERVATION EXCELLENCE AWARDS

Carson Pirie Scott & Co. Building 1 S. State St. Innovative Reuse by a National Retailer

Recipient: Target

This complex is anchored by the twelve-story State Street building designed by Louis Sullivan for the Schlesinger and Mayer Department Store. A National Historic Landmark, it was constructed in stages between 1898 and 1904 and is considered to be one of Sullivan's most important works and an outstanding Chicago School building. After the Carson, Pirie, Scott & Co. Department Store acquired the building in 1904, an addition designed by D.H. Burnham & Co. (1906) was added. Much later, a final addition was constructed to the design of Holabird and Root (1961). Additional buildings facing Wabash and Monroe complete the complex.

This innovative project put a major modern retailer back in this landmark department store. Target is the tenant on the first two floors in a project that combines eight separate buildings along State and Wabash streets. This is the first of a new generation of center-city Target stores and the first one to be located in an historic building. This landmark designation includes much of the interior, with the open first floor volume accented by column capitals designed by Sullivan with his signature foliate ornament. Inserting all the necessary modern systems into the building while not impacting these elements was a technical and design achievement. The Carson Pirie Scott & Co. Building was designated as a Chicago Landmark on November 5, 1970.



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2013 PRESERVATION EXCELLENCE AWARDS

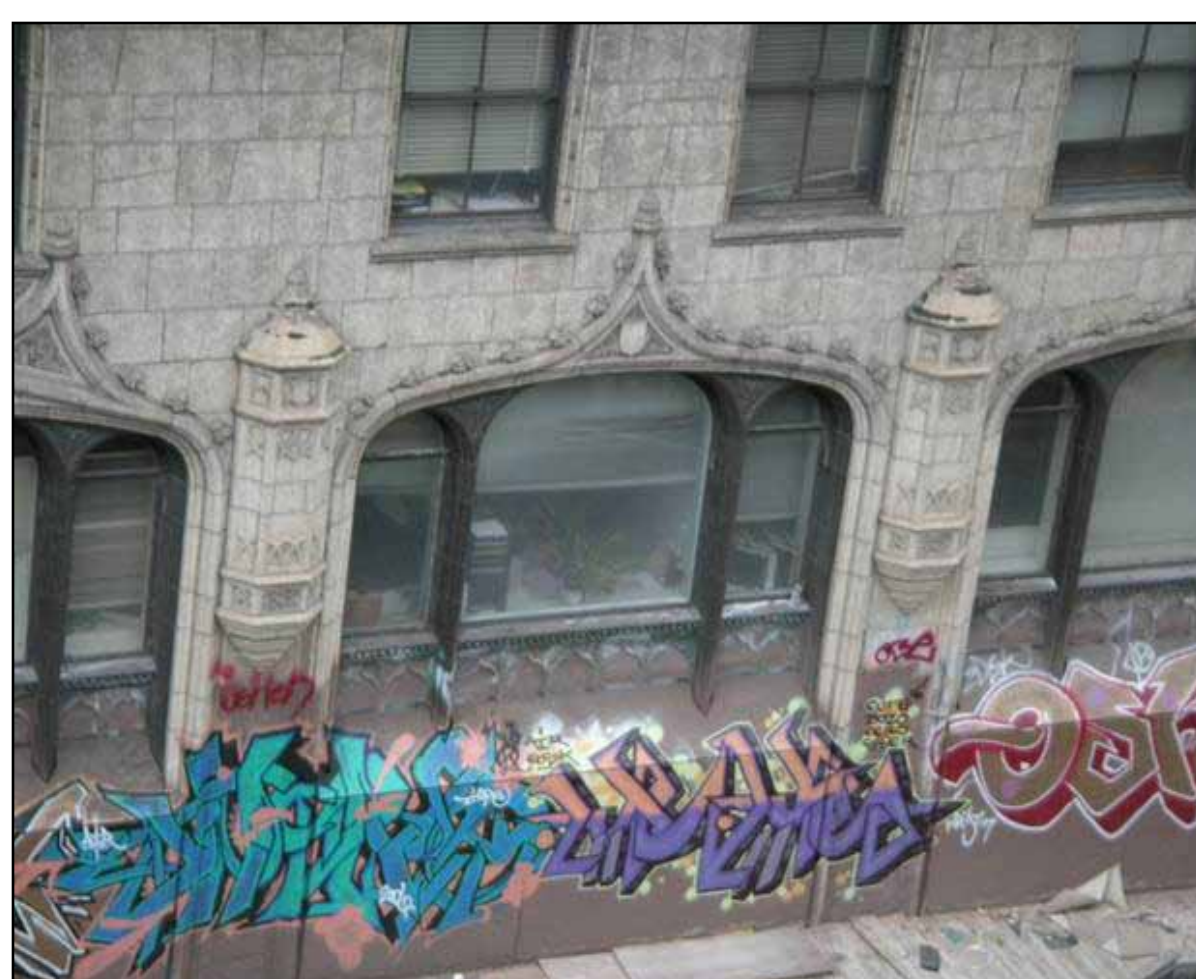
Steuben Club Building 188 W. Randolph St. Rehabilitation

Recipient: Randolph Development Company, LLC

Built in 1929, this 45-story building was designed by Karl M. Vizthum & Co. and is one of the city's finest 1920's-era skyscrapers. Originally housing the Steuben Club and rental offices, the building was designed in the Gothic Revival style with finely-detailed terra-cotta ornament, including pointed arches, tracery, buttresses, and finials.

The building had deteriorated for many years and became a hazard when pieces of terra cotta fell to the street. The scope of work included the extensive rehabilitation of the building's historic terra-cotta façade and the reconstruction of missing exterior elements lost over time. More than 12,000 pieces of new terra cotta were needed for the project. Modern storefronts and non-historic granite cladding at ground level were removed. Reconstruction of historic storefronts and ground-floor terra-cotta piers was based on original shop drawings. The building's main Randolph Street entrance was reconstructed with a new terra-cotta arched opening, matching its historic configuration. Arched windows with steel sashes were retained and restored on the second and third floors, as well as the 24th and 25th floors. Typical double-hung steel windows were replaced with compatible aluminum double-hung sashes. The building's flying buttresses were also reconstructed. Architectural accent lighting was installed to highlight the restored architectural features.

Illinois Housing Development Authority funds, TIF, and the 20% Federal Rehabilitation Tax Credit were used to finance the project. The Steuben Club Building was designated as a Chicago Landmark on July 26, 2006.



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2013 PRESERVATION EXCELLENCE AWARDS

4811 S. Kimbark Ave. Kenwood District Rehabilitation

Recipient: Joshua Meyer & Catherine Beard

This 2 ½-story Queen Anne-style single-family residence is located in the Kenwood District. For years the exterior had been covered with non-historic aluminum siding and the original front porch had been demolished. The current owners restored the house to its original exterior appearance while upgrading interior spaces. Upon the removal of aluminum siding, original wood siding was revealed. It was repaired where possible and replaced in-kind where necessary. New insulation was blown into the walls from the exterior in order to preserve as much of the original wood siding as possible.

In the course of their work, the owners were able to determine the outline of the historic porch from architectural scarring on the house. They were also able to locate original footings for the porch. The reconstruction of the porch was added to the scope of work. The porch design was developed from studying similar Queen Anne-style homes within the district and consulting a forensic preservation architect. The Kenwood District was designated as a Chicago Landmark on June 29, 1979.

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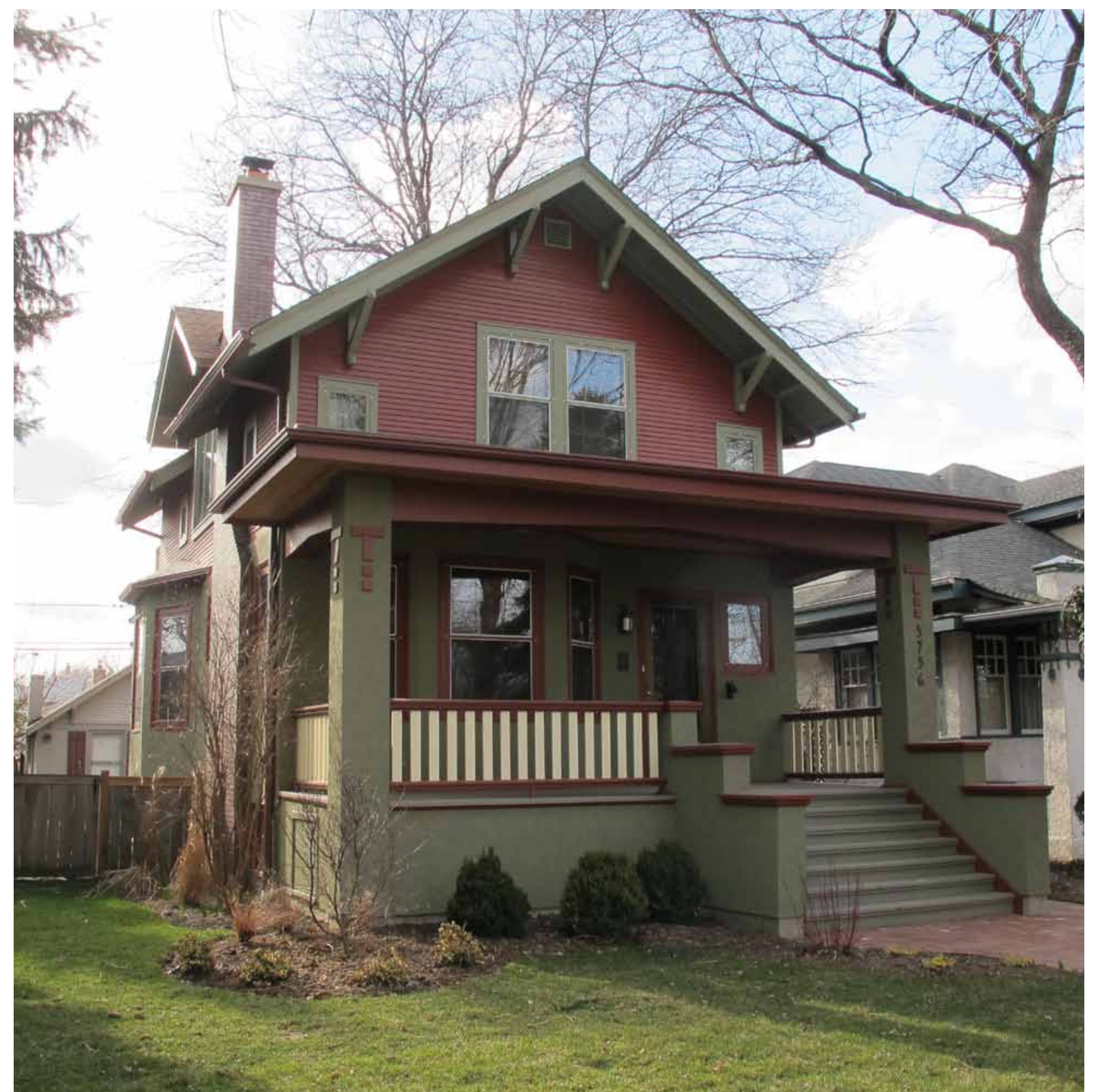
2013 PRESERVATION EXCELLENCE AWARDS

3756 N. Harding Ave. Villa District Rehabilitation

Recipient: William Chamberlain & Howard Heyman

Many of the features of this two-story Arts-and-Crafts single-family house, located in the Villa District, had been hidden over time beneath exterior alterations. The owner decided to restore as much of the exterior as possible to bring the house back to its original appearance as seen in a historic photograph of the building. The scope of work included the removal of a fake-stone veneer applied to the building's lower walls. This was replaced with stucco. Non-historic porches at the front and rear of the house were also removed. The owner replaced the existing front porch with one that matched the original porch. At the rear, the original "sleeping" porch was reconstructed. Additionally, existing non-historic windows on the front façade were removed and replaced with new windows to match the original. The Villa District was designated as a Chicago Landmark on November 23, 1983.

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2013 PRESERVATION EXCELLENCE AWARDS

City Of Chicago: Code Enforcement Team 121 N. LaSalle St. Advocacy

Recipients: Department of Law, Building and License Enforcement Division

Department of Buildings, Inspection Division

Department of Fire, Bureau of Fire Prevention, Court Inspection Division

This dedicated group of City employees has been instrumental in assisting the Historic Preservation Division with addressing building violations assigned to Chicago Landmark properties. The attorneys and inspectors have partnered with the Historic Preservation Division to insure that, not only are buildings repaired and brought up to building code standards, but that they are fixed in accordance with the Secretary of Interior's Standards and Guidelines for Rehabilitation.

In addition, they have been instrumental in the recent decrease in vacant and abandoned buildings, some in landmark districts. Their patience and creative problem solving have enabled Historic Preservation Division staff to intervene in such cases and be proactive when it comes to working with owners and banks to encourage reuse and rehabilitation.



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2013 PRESERVATION EXCELLENCE AWARDS

934 N. Hoyne Ave. Ukrainian Village District Rehabilitation

Recipient: William Spence and Dee Dee Spence

This Romanesque Revival-style corner property in the Ukrainian Village District is a multi-family residence designed by Chicago architect William Pagels and constructed in 1894 for Henry Horman, a German immigrant businessman. The dark yellow brick exterior features a round corner tower, rusticated sandstone window surrounds and a round arch with keystone and carved foliate ornament above a second-floor window. The current owner purchased the building in 2010 and rehabilitated it with the help of the 20% federal historic rehabilitation tax credits.

The scope of work included masonry repairs with restoration of the sandstone features on the south and east elevations, which had earlier been painted. Original windows with rounded brick molds were restored and retrofitted with energy-efficient glazing. Non-historic glass block in basement windows was replaced with new windows. A missing pressed-metal cornice on the south elevation was replicated based on a remaining portion of the historic cornice. The stairs leading to the front entrance were rebuilt and a new canopy was installed, while the front door was retained and also restored. The interior was de-converted from four dwelling units to three dwelling units. The Ukrainian Village District was designated as a Chicago Landmark on December 4, 2002.



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2013 PRESERVATION EXCELLENCE AWARDS

1925 S. Michigan Ave. Motor Row District Restoration

Recipient: Paul Herman

This distinctive Second Empire-style commercial building with baroque details is part of the Motor Row District. Architect Christian Eckstorm designed the building in 1911 as the showroom for the B. F. Goodrich Company.

In 2011 the current owner completed a comprehensive restoration. The scope of work included the rehabilitation of the front façade, including new storefronts with inset entrances and stone bulkheads (retaining and repairing original horizontal mullions), restoration and repair of terra-cotta elements, wood repair, reconstruction of the rear elevation, reconstruction of the cornice, and masonry cleaning. The large second-floor windows were removed, restored, and reinstalled. Exterior third-floor light fixtures were recreated. The Motor Row District was designated as a Chicago Landmark on December 13, 2002.

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2013 PRESERVATION EXCELLENCE AWARDS

John Baird Award for Stewardship in Historic Preservation Department of Fleet and Facility Management

Recipient: Thomas W. Vukovich, City Architect

As the City's top architect, Tom Vukovich understands preservation and what it means to care for the historic architectural gems that make Chicago special. Over the years his patience, attention to detail, and creative problem solving have contributed to the preservation of some of Chicago's finest structures, including City Hall, the Preston Bradley Hall Dome (designed by Louis Comfort Tiffany) in the Chicago Cultural Center, the Clarke House, the Old Chicago Water Tower and the associated Pumping Station, all which remain in excellent condition. Because of his guardianship, these significant buildings explain/define Chicago's history.



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